

3042 Hendersonville Road

Fletcher, NC 28732



PROPERTY INFORMATION

For Lease
4.94 Acres | \$35 NNN
Retail/Restaurant/Office



Location Information

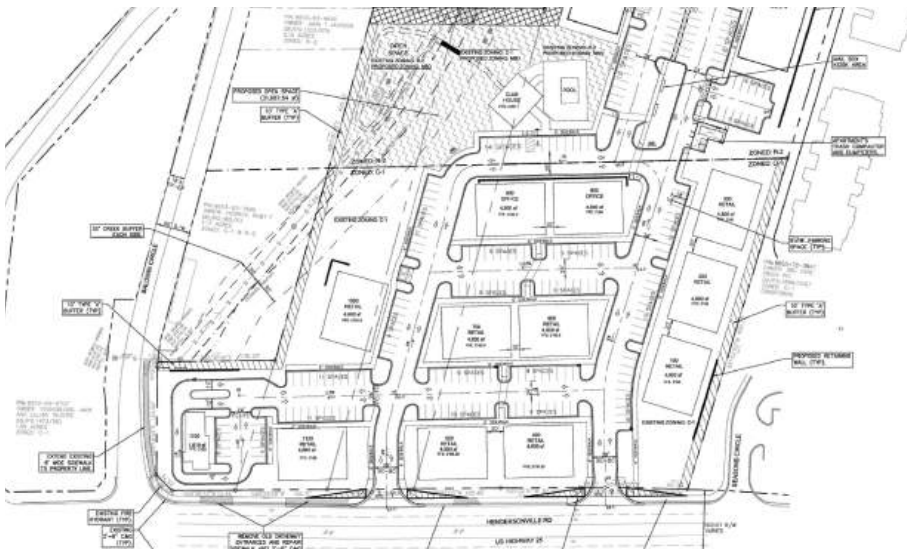
Street Address	3042 Hendersonville Road
City, State, Zip	Fletcher, NC 28732
County	Henderson

Building Information

Number of Buildings	10-11
Square Footage Availability	1000-4800
Best Use	Retail/Restaurant/Office
Construction Status	Proposed

Property Highlights

- Located in the Heart of Fletcher Overlay District
- 600 ft of road frontage +/-
- Great Opportunity for Food Service, Retail, or Offices
- Henderson County/Town of Fletcher Tax Location
- less than .1 miles from an existing Ingles
- Located near: Auction House Fletcher, future 300 +/- home/condo development, future commercial site on 5 acre site +/- in Fletcher, new Ingles by Smiley's Market, and Tap Root Farms by D.R. Horton development incorporating over 650 residential units
- Build to suit/ground lease or lease one of the 11 proposed 4800SF buildings (buildings can be divided)



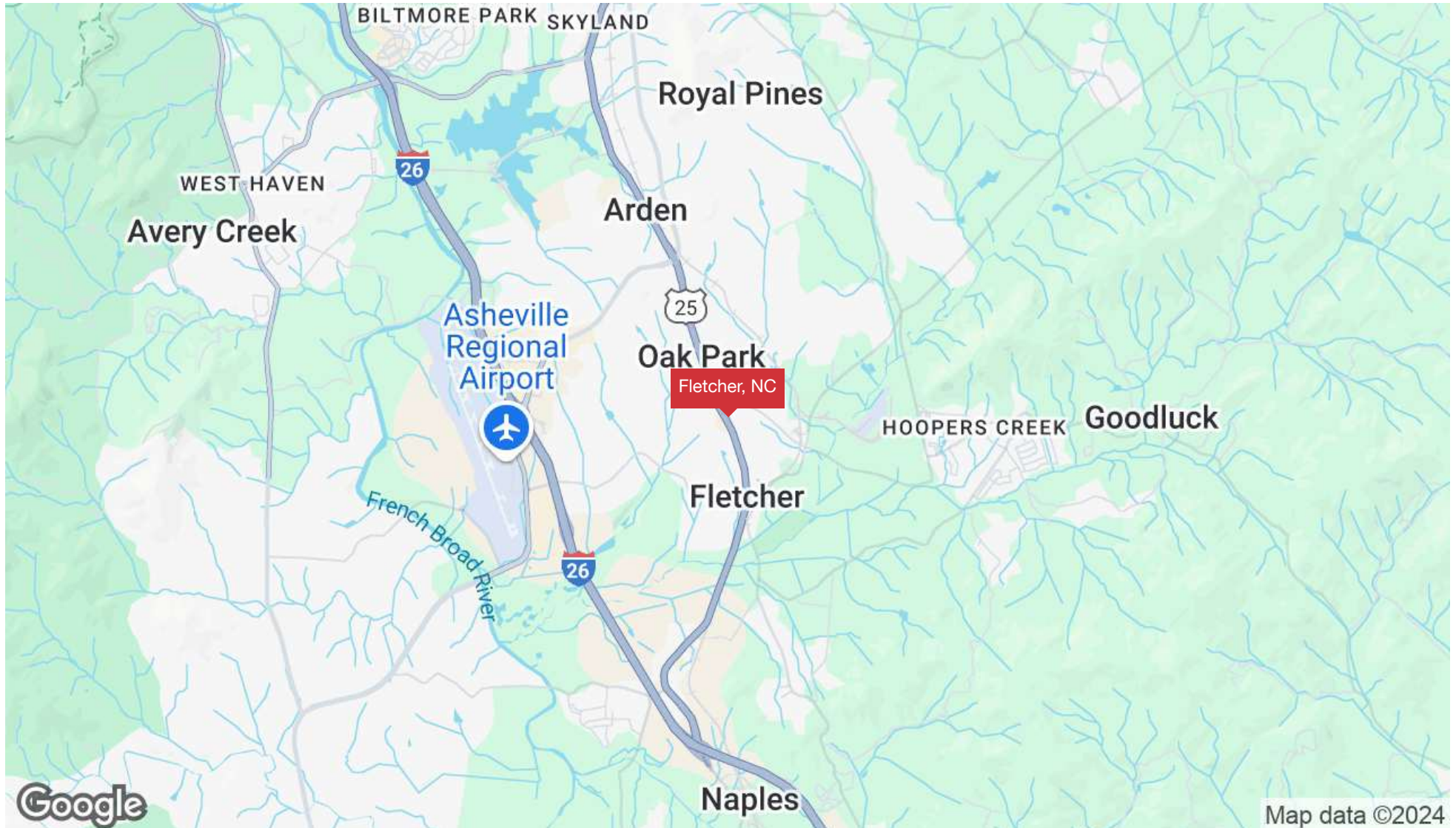


SITE PLAN & LOCATION

For Lease

4.94 Acres | \$35 NNN

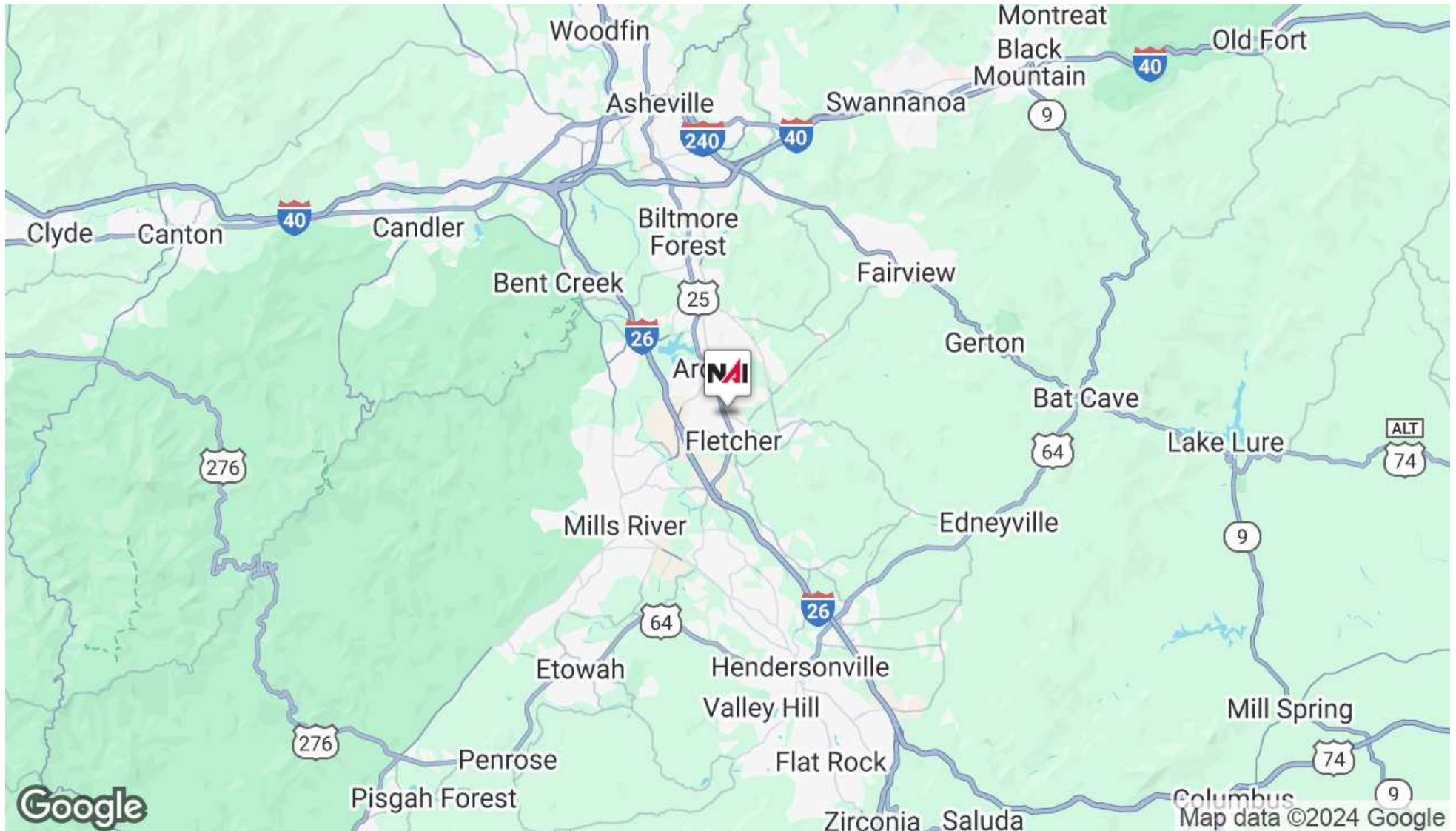
Retail/Restaurant/Office



For Lease







4.94 Acres | \$35 NNN

Retail/Restaurant/Office



3122 Hendersonville Rd
SITE PLAN



-  Retail Space
-  Office Space
-  Apartment Clubhouse
-  Quick Service Restaurant
-  Apartments
-  Parking

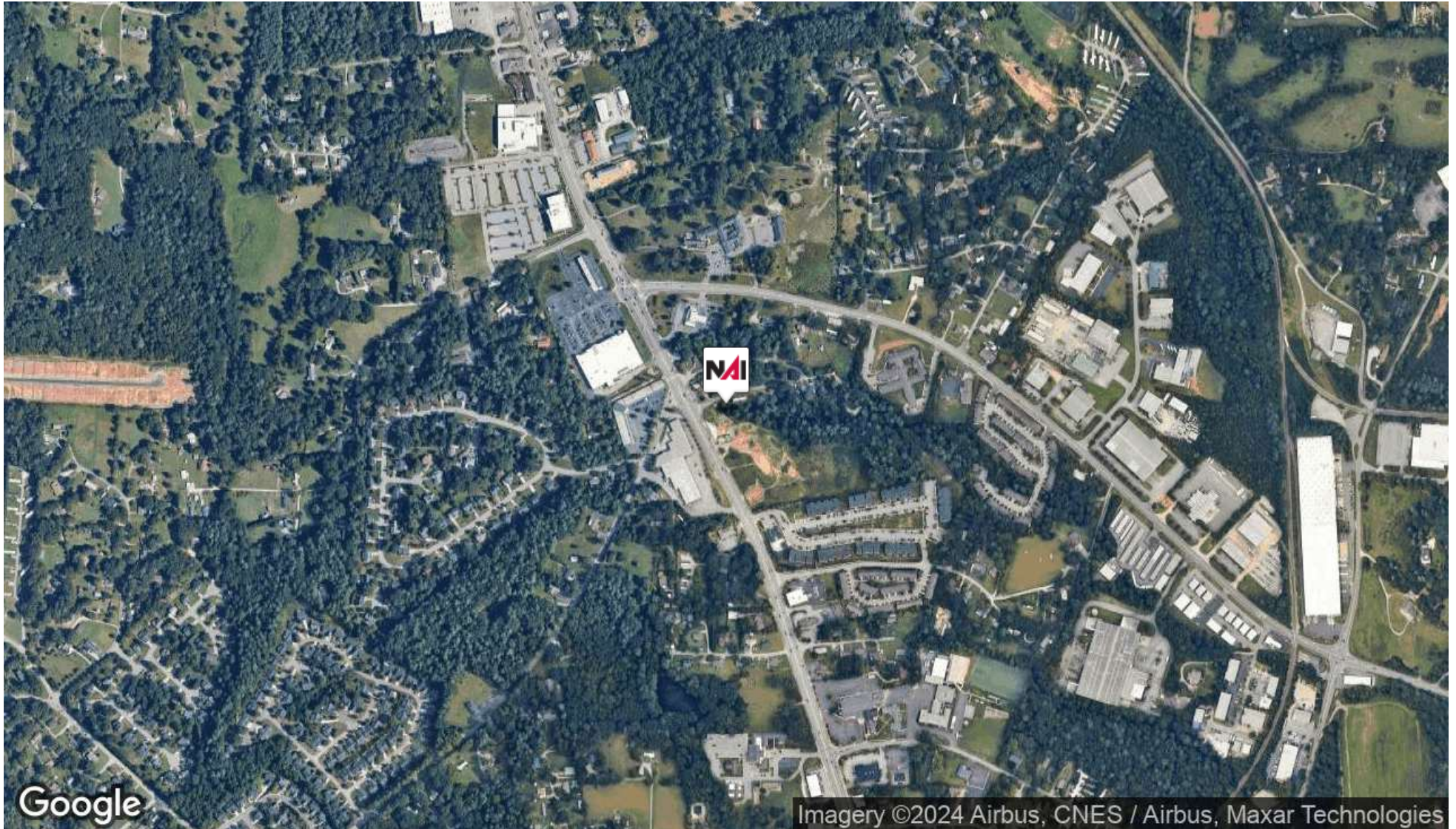


Joe Swicegood
RESIDENTIAL & COMMERCIAL BROKER
(828) 774-9190
joseph.swicegood@allentate.com

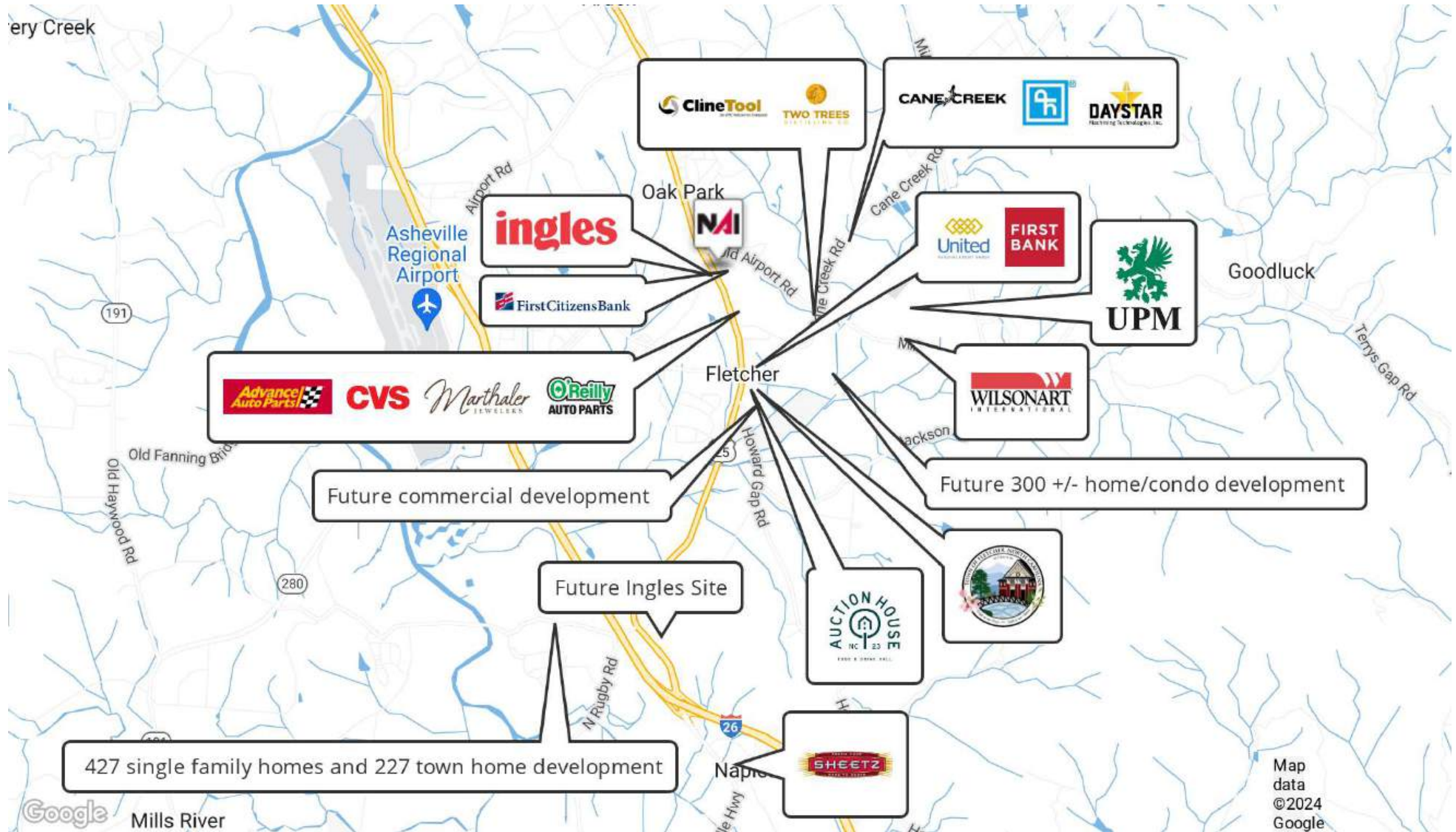
For Lease

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Retail/Restaurant/Office



For Lease
4.94 Acres | \$35 NNN
Retail/Restaurant/Office



For Lease
4.94 Acres | \$35 NNN
Retail/Restaurant/Office

Lease Rate:

\$35 NNN

Location Information

Street Address	3042 Hendersonville Road
City, State, Zip	Fletcher, NC 28732
County	Henderson

Building Information

Number of Buildings	10-11
Square Footage per Building	4,800
Best Use	Retail/Restaurant/Office
Construction Status	Proposed

Property Information

Property Type	Land
Zoning	C-1
Lot Size	4.94 Acres
APN #	9653-63-7344

For Lease

4.94 Acres | \$35 NNN

Retail/Restaurant/Office





DEMOGRAPHICS

For Lease
4.94 Acres | \$35 NNN
Retail/Restaurant/Office

Population	1 Mile	2 Miles	3 Miles
Total Population	4,876	14,944	28,728
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,067	6,237	11,818
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$89,284	\$94,370	\$99,633
Average House Value	\$339,884	\$374,434	\$408,173

Demographics data derived from AlphaMap

Nearby Locations

- Asheville Regional Airport

- Tap Root Farms by D.R. Horton Development (over 650 Residential Products)

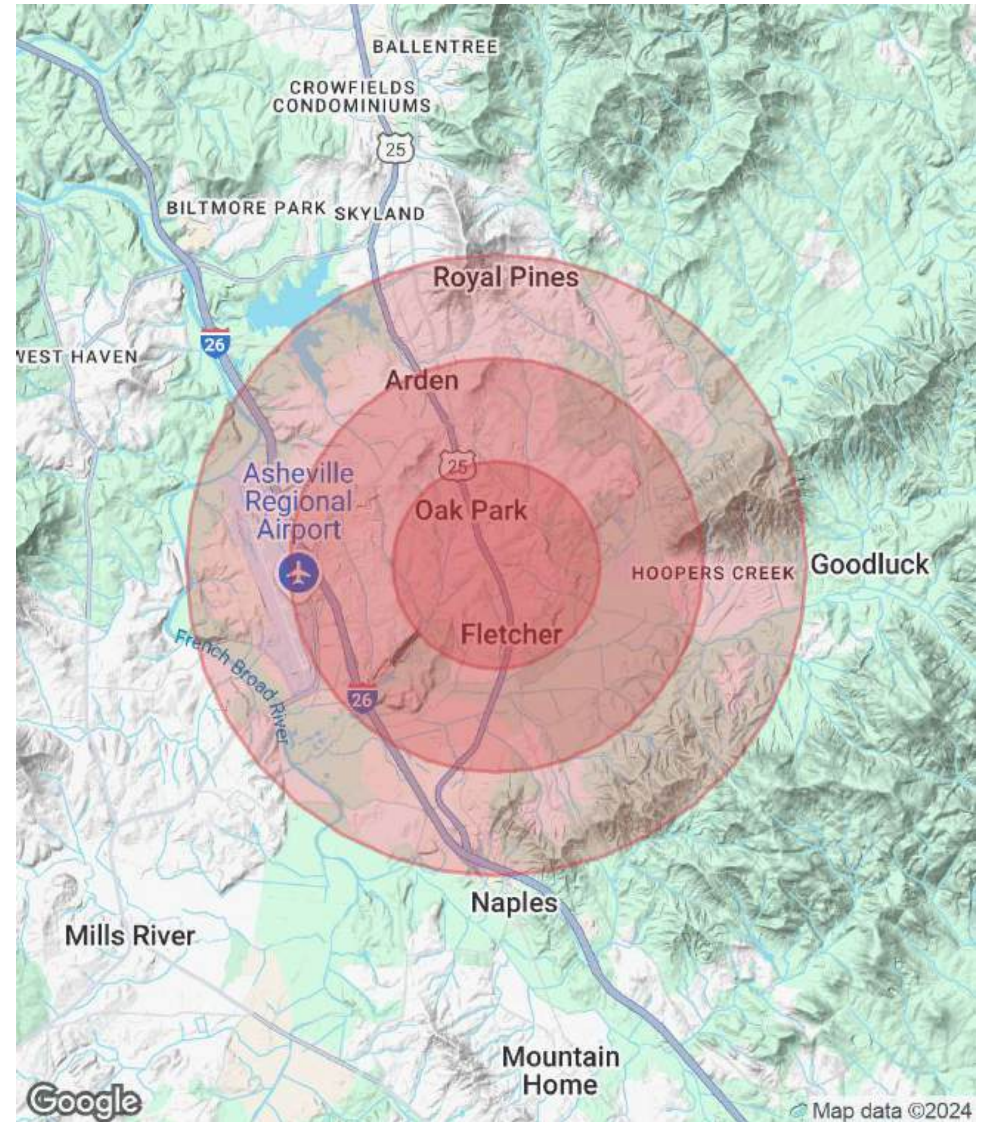
- NEW Auction House Food Hall

- Ingles within .1 miles from subject site

- NEW Ingles being built around 3 miles from subject site

- NEW Sheetz

- Future 299 home/condo development within 1 mile radius



A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are set against a bright blue sky with scattered white clouds. The perspective creates a sense of height and architectural grandeur. A semi-transparent red rectangular overlay is positioned in the center of the image, containing the title text in white.

TAPROOT FARMS BY D.R. HORTON DEVELOPMENT PLANS

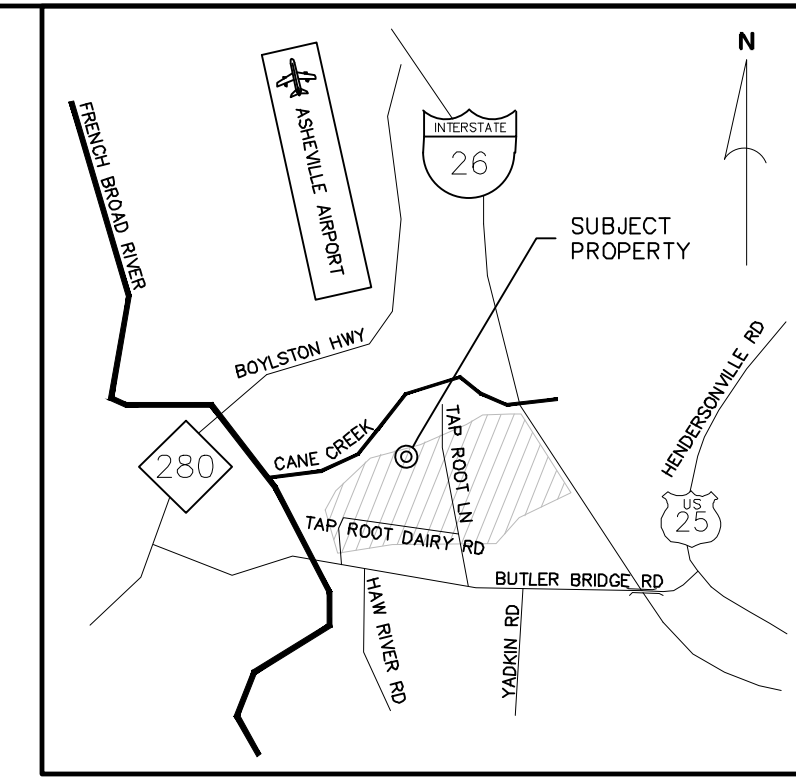
Map B: Aerial



NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- MULTI-PHASE CONSTRUCTION.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
- SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 20' UNLESS OTHERWISE NOTED.
- ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
- CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
- PROPOSED ROADS TO BE PRIVATE. HENDERSON COUNTY IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.
- STREET LIGHTING PLANS TO BE PROVIDED BY DUKE IN ACCORDANCE WITH PROPOSED REZONING CONDITIONS.

PN 9642-84-4544
 BIG 2 SMALL J
 PARTNERSHIP
 DB 955, PAGE 70



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: FORESTAR GROUP, INC.
 4008 MENDENHALL OAKS PKWY, SUITE 101
 HIGH POINT, NC 27265
CONTACT: JOHN RICHARDSON JR.
 (704) 604-1571

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
CONTACT: MICHAEL CAIN, P.E.
 (828) 252-5388

SURVEYOR: ED HOLMES & ASSOCIATES
 300 RIDGEBELD CT., SUITE 301
 ASHEVILLE, NC 28806
CONTACT: C.M. EDGERTON, JR.
 (828) 225-6562

PROJECT DATA

PIN: 9652-03-1362, 9642-82-368, AND 9642-84-4544

ADDRESS: 93 TAP ROOT DAIRY RD
DEED BOOK/PAGE: 3281/243 AND 1349/333
SITE ACREAGE: 295.63 ACRES (72.43 ACRES FLOODWAY)
ZONING: CD-2020-01

DISTURBED AREA: 155.7 ACRES ±

COUNTY/TOWNSHIP: HENDERSON/HOOPERS CREEK

SETBACKS:
FRONT: 15' (FROM LOCAL ROAD R/W)
 20' (FROM COLLECTOR ROAD R/W)
SIDES: 10' (EXTERNAL) 10' (INTERNAL)
REAR: 10'

WATERSHED: FRENCH BROAD RIVER BASIN
FIRE DISTRICT: FLETCHER FIRE

WATER: CITY OF HENDERSONVILLE

SEWER: MSD

PROPOSED ROAD LENGTH: LOCAL - 19,203 LF
 COLLECTOR - 9,383 LF

UNITS

PHASE 1: 126 SINGLE FAMILY
 52 TOWNHOMES

PHASE 2: 125 SINGLE FAMILY
 55 TOWNHOMES

PHASE 3: 105 SINGLE FAMILY
 61 TOWNHOMES

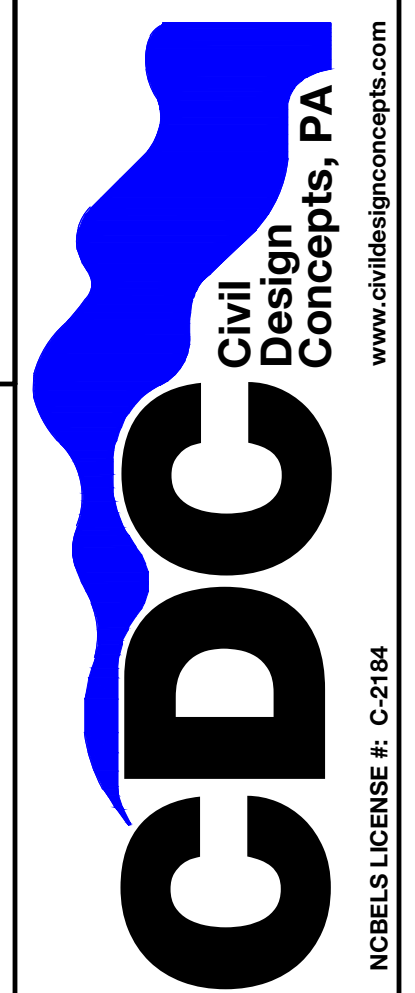
PHASE 4: 116 SINGLE FAMILY
 59 TOWNHOMES

TOTAL UNITS: 472 SINGLE FAMILY
 227 TOWNHOMES
 699 TOTAL PROJECT UNITS

PROPOSED DENSITY: 2.36 UNITS/ACRE (699/296)

168 PATTON AVENUE
 ASHEVILLE, NC 28801
 PHONE (828) 252-5388
 FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
 WAINESVILLE, NC 28786
 PHONE (828) 452-4410
 FAX (828) 452-5655



NO.	DATE	DESCRIPTION	BY
1	03/25/2021	DEVELOPMENT PLAN SUBMITTAL	

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

TAP ROOT SUBDIVISION

FORESTAR, INC. - HENDERSON COUNTY, NORTH CAROLINA

MASTER PHASE PLAN FOR:
 DRAWN BY: DSR
 CDC PROJECT NO.: 11854
 HENDERSON CO. PLANNING: R-2020-01-C

SHEET
C020

